



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

AMENDMENT NO.1 TO STATE LEASE NO. DOT-A-05-0007  
APPLICATION FOR ADDITIONAL SPACE  
AIR MOLOKAI, INC, HONOLULU INTERNATIONAL AIRPORT OAHU

APPLICANT:

AIR MOLOKAI, INC, whose business and mailing address is 99 Kaulele Place,  
Honolulu, Hawaii, 96819, as Lessee.

LEGAL REFERENCE:

Chapter 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION:

Honolulu International Airport, Tax Map Key: (1) 1-1-72:80

PREMISES:

Original (as shown on the attached Exhibit B dated August 2004)

Space No. 009-104, containing approximately a land area of 42,977 square feet  
Space No. 009-106B, containing approximately a land area of 22,892 square feet

Additional Spaces (as shown on the attached Exhibit B-1 dated January 2009)

Space No. 009-104A, containing approximately a land area of 3,080 square feet

ZONING:

State Land Use District:	Urban
City and County of Honolulu	I-2 (Industrial)

BLNR – Amendment No. 1 to  
Lease No. DOT-A-05-0007 for additional space  
AIR MOLOKAI, INC.  
Page 2

LAND TITLE STATUS:

Section 5(a) - lands of the Hawaii Admission Act (Non-Ceded)  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES\_\_ NO X

CHARACTER OF USE:

Additional Space No. 009-104A will be used to allow for the development, construction, operation and maintenance of a general aviation hangar.

TERM OF LEASE:

Twenty Five (25) years; original Lease commenced on May 1, 2005, and terminates on April 30, 2030.

ANNUAL RENTAL:

Original - \$118,194.93 per annum

Amended Rental - \$124,601.33 per annum

COMMENCEMENT DATE:

Upon execution of document

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by Volume 3, Environmental Assessment for the Honolulu International Airport Master Plan Update and Noise Compatibility Program, dated September 1989 and referenced as State Project No. AO1011-03. This Environmental Assessment evaluated the environmental effects of the recommended Airport Development Plan which would accommodate the forecast general and commercial aviation needs of the island of Oahu through the year 2005 and was prepared for the State of Hawaii, Department of Transportation, Airports Division by KFC Airport, Inc.

REMARKS:

The Department of Transportation, Airports Division (DOTA) and Air Molokai, Inc (Lessee) entered into State Lease No. DOT-A-05-0007, dated June 9, 2005, to develop, construct, operate, and maintain a general aviation hangar facility at Honolulu International Airport. The Lessee is now requesting additional land to construct, operate and maintain a larger hangar facility than what was originally planned. Therefore, the Lease shall be amended to reflect the addition of Space No. 009-104A. The DOTA, in the Public Interest, has no objection to the Lessee's request.

RECOMMENDATION:

That the Board authorizes the DOTA to amend existing State Lease No. DOT-A-05-0007 to allow the DOTA to lease to the Applicant the additional spaces for the balance of the term of the existing lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,

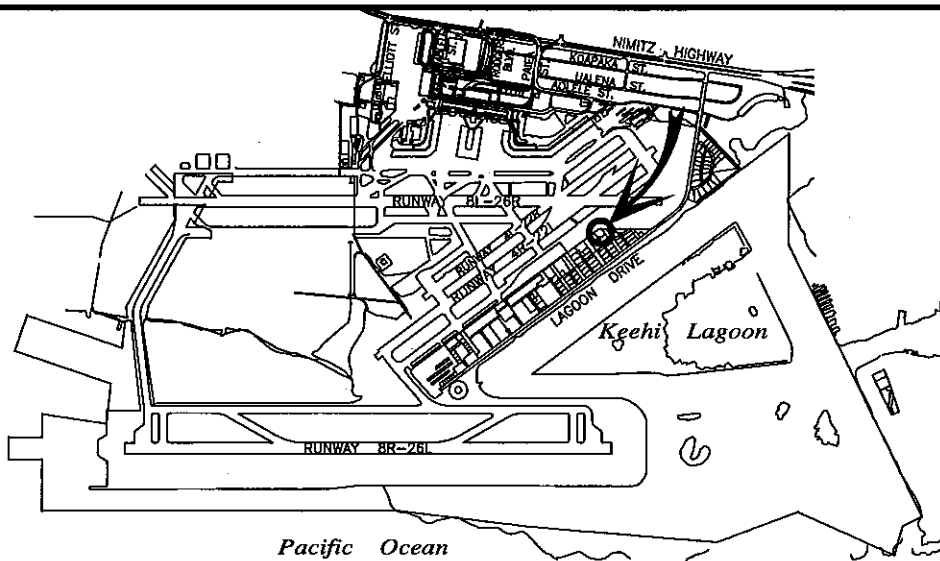


BRENNON T. MORIOKA, Ph.D., P.E.  
Director of Transportation

APPROVED FOR SUBMITTAL:

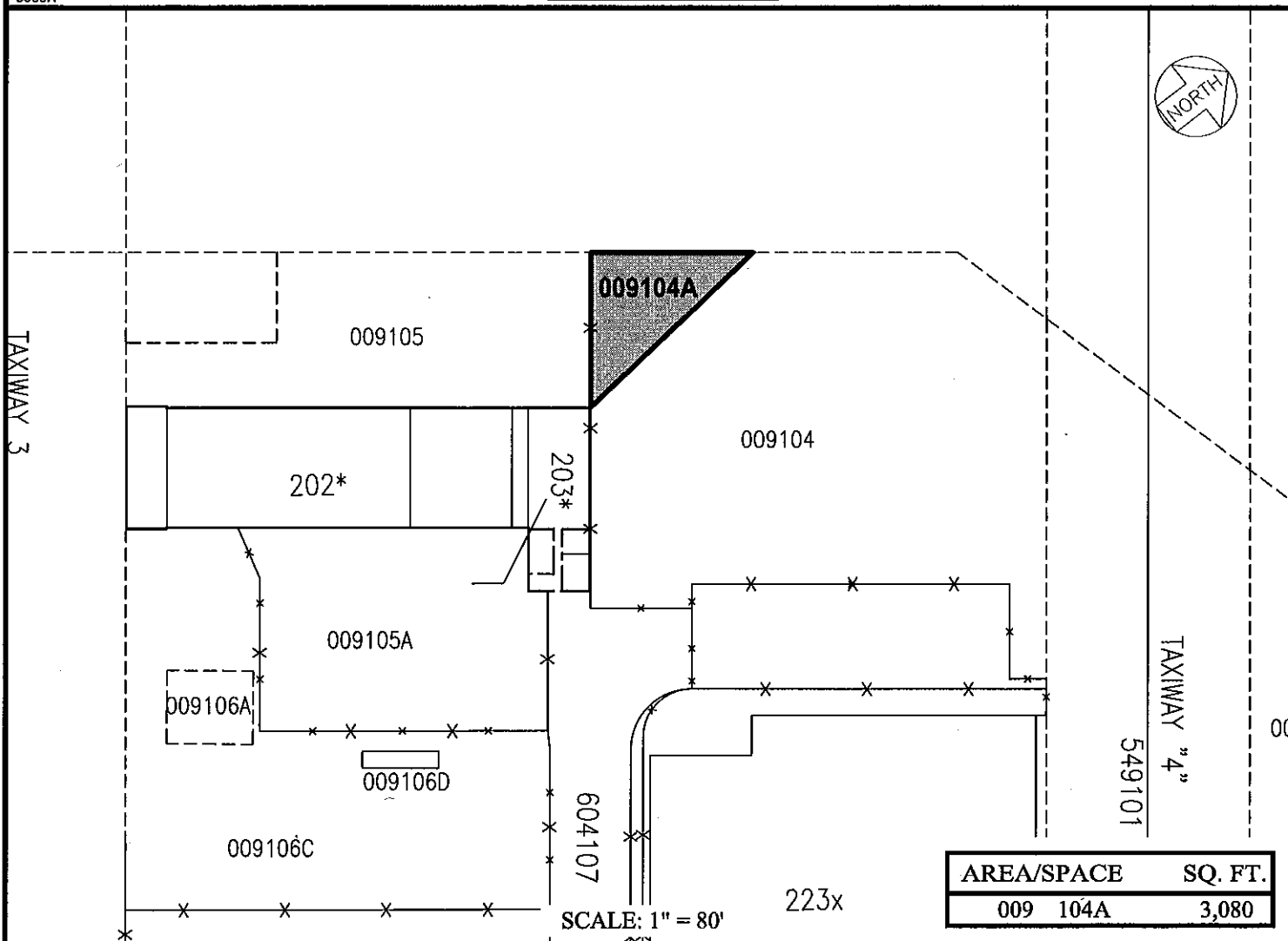


LAURA H. THIELEN  
Chairperson and Member



5000:1

# **LOCATION PLAN**



DATE : JANUARY 2009

EXHIBIT: **B-1**



Airports Division

AIR MOLOKAI, INC.

GENERAL AVIATIONS  
FACILITIES  
SOUTH RAMP

009104A

PLAT 36

**HONOLULU INTERNATIONAL AIRPORT**

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